

**ADA TOWNSHIP ZONING BOARD OF APPEALS
MINUTES
TUESDAY JANUARY 3, 2006, 4:30 P.M.
ADA TOWNSHIP OFFICES
7330 THORNAPPLE RIVER DR. SE, ADA, MICHIGAN**

MEMBERS PRESENT: Korth, Fields, Boman, and Hartley

STAFF PRESENT: Kushion and Thompson.

COMMUNITY PRESENT: 7

ABSENT: Member Pratt

- I. CALL MEETING TO ORDER: 4:30 PM**
- II. APPROVAL OF AGENDA:** Revision to January agenda to add request for sign variance for Subway. .Moved by Member Korth and supported by Co-Chair Fields. Yes: 3 No: 0 Absent: 2 Motion Carried
- III. APPROVAL OF 2006/2007 ZBA MEETING DATES-**Moved by Co-Chair Fields and Supported by Member Korth. Yes: 3 No: 0 Absent: 2 Motion Carried
- IV. APPROVAL OF DECEMBER 6, 2005 MEETING MINUTES-**Moved by Co-Chair Fields and supported by Member Korth. Yes: 3 No: 0 Absent: 2 Motion Carried
- V. OLD BUSINESS -None**
- VI. NEW BUSINESS**

Member Jack Hartley arrived at 4: 39 pm

- 1. Request for Variance from Side Yard Setbacks in the RR Zoning District to allow an addition to a Single Family Home to be 10 feet from the side lot line instead of the required 25 feet, Robert Sears of Sears Architects, 5760 Grand River Dr., 41-15-29-151-006.**

Robert Sears is present for the variance request. Mr. Sears stated the practical difficulty of steep slopes around the rest of his home would not allow the new addition to be built and the only other option would be on the requested side.

Opened to public comment.

Closed to public comment.

Opened to Board Discussion.

Member Korth asked if any correspondence was sent to the nearest neighbor regarding the variance request. Zoning Administrator Kushion stated there had, yet no response was made to the mailing.

Moved to support by Member Korth and Seconded by Co-Chair Fields. Yes: 4 No: 0 Absent: 1
Motion Carried.

2. Request for variance to permit two wall signs for one business in the C-2 Zoning District, 6739-6751 Fulton St., Daniel Carlson for Carlson Design, 41-15-28-330-005

Elizabeth Slane, from Commerce Realty, is present for the variance request. She stated the new sign would be non illuminated and is now suggested by Subway. Subway, Ms. Slane stated, has approved the new signage yet they can't remove the current pylon sign. Ms. Slane commented that Subway inherited the current sign and better sight identification merits the removal of the current sign.

Opened to public comment

Dan Carlson is present and stated that it is a matter of esthetics and they have worked hard to satisfy Subway and he feels this is the last hurdle to put up the cedar pylon sign.

Mike Riahi, expressed his appreciation to the board stating the variance would be a positive step. He stated he does not see anything negative about the request and it would help the tenants and the community.

Closed to Public Comment.

Open to Board discussion.

Member Korth asked the applicant what the physical circumstances were and how they defined them, noting that the applicant had worked hard to make the sign unobtrusive. Member Korth stated "speaking for a moment as head of the Planning Commission, and given that the center was approved as a PUD, I believe the sign, as presented is so minor that the Planning Director, James Ferro, could administratively approved the request."

Chairman Boman stated the applicant has tried to minimize the sign yet Mr. Boman does not see much in advertisement with such a small sign as it will be set back from the building, commenting "it's not much of a sign."

Member Hartley agreed with the comments of the other board members stating "it is a comfortable situation."

Moved by Member Korth to approve, seconded by Member Hartley. Yes: 3 No: 2 Absent: 1
Motion carried.

VII. CORRESPONDENCE : None. Chairman Boman stated due to Bette Roberts accident her request from the previous meeting which had been tabled, has been postponed.

VIII. PUBLIC COMMENT : Joe Niedzwiecki, 5450 Knapp St., stated he will not be able to make the February 2006 Zoning Board meeting and asked the board for postponement until the March 2006 Zoning Board meeting. This was approved by the Zoning Board of Appeals.

IX. ADJOURNMENT: 4: 59PM. Co-Chair Fields moved to adjourn, and Member Korth supported. Yes: 4 No: 0 Absent: 1

Deborah Ensing Millhuff, CMC
Ada Township Clerk

RS: DT